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DRAWN BY: WIH
PROJECT #: 21074
ORIGINAL ISSUE DATE: 09/01/2022

PRELIMINARY
NOT FOR CONSTRUCTION

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Concept Layout Plan
Queen Street Townhomes
Queen Street
Hendersonville, NC

SHEET
Concept
7.0

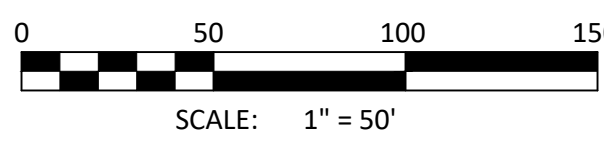
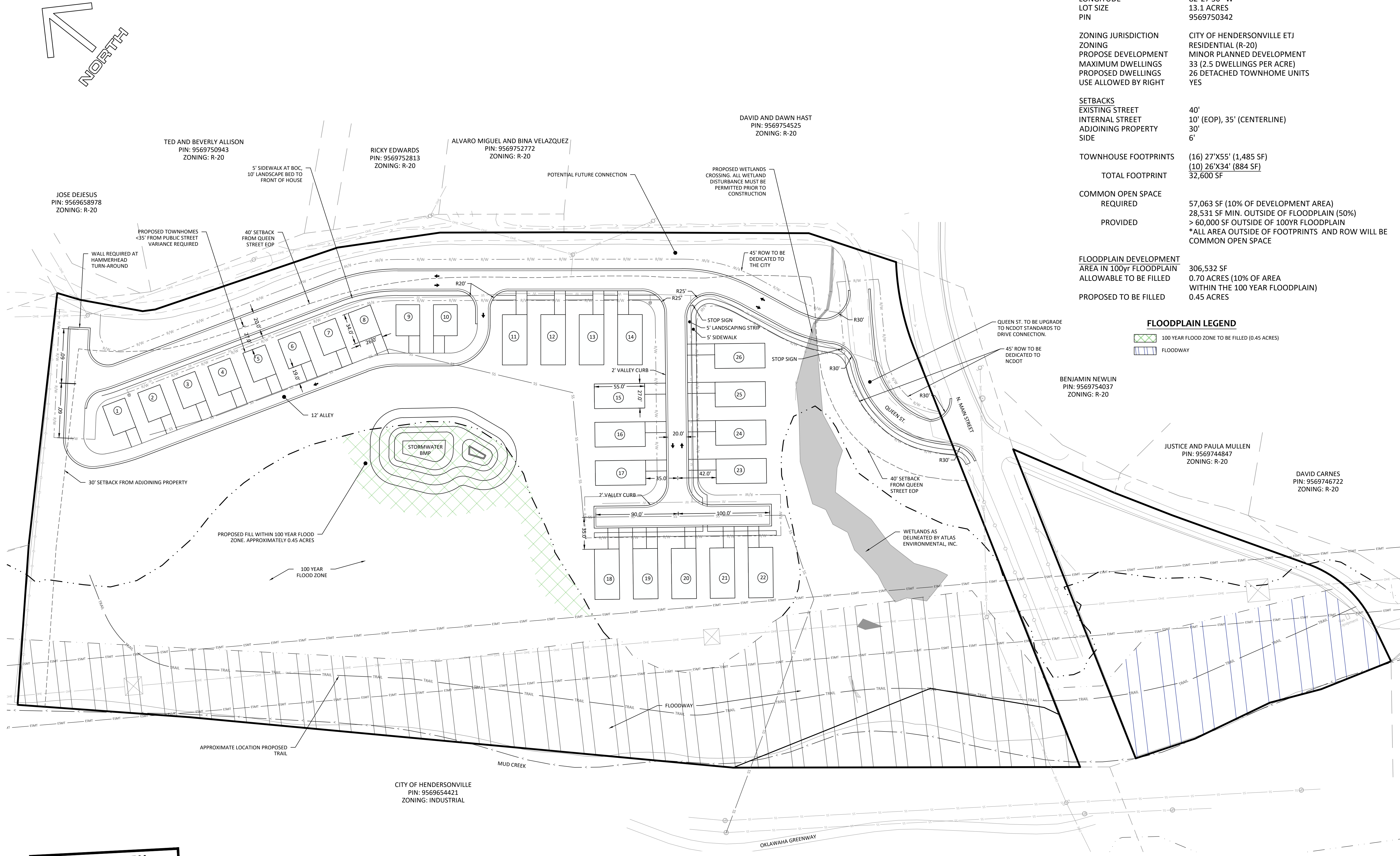
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ZONING COMPLIANCE DATA

GENERAL	
LATITUDE	35°20'12" N
LONGITUDE	82°27'50" W
LOT SIZE	13.1 ACRES
PIN	9569750342
ZONING JURISDICTION	CITY OF HENDERSONVILLE ETJ
ZONING	RESIDENTIAL (R-20)
PROPOSE DEVELOPMENT	MINOR PLANNED DEVELOPMENT
MAXIMUM DWELLINGS	33 (2.5 DWELLINGS PER ACRE)
PROPOSED DWELLINGS	26 DETACHED TOWNHOME UNITS
USE ALLOWED BY RIGHT	YES
SETBACKS	
EXISTING STREET	40'
INTERNAL STREET	10' (EOP), 35' (CENTERLINE)
ADJOINING PROPERTY	30'
SIDE	6'
TOWNHOUSE FOOTPRINTS	(16) 27'X55' (1,485 SF) (10) 26'X34' (884 SF) 32,600 SF
TOTAL FOOTPRINT	
COMMON OPEN SPACE REQUIRED	57,063 SF (10% OF DEVELOPMENT AREA) 28,531 SF MIN. OUTSIDE OF FLOODPLAIN (50%) > 60,000 SF OUTSIDE OF 100YR FLOODPLAIN *ALL AREA OUTSIDE OF FOOTPRINTS AND ROW WILL BE COMMON OPEN SPACE
PROVIDED	
FLOODPLAIN DEVELOPMENT AREA IN 100yr FLOODPLAIN ALLOWABLE TO BE FILLED	306,532 SF 0.70 ACRES (10% OF AREA WITHIN THE 100 YEAR FLOODPLAIN)
PROPOSED TO BE FILLED	0.45 ACRES

FLOODPLAIN LEGEND

- 100 YEAR FLOOD ZONE TO BE FILLED (0.45 ACRES)
- FLOODWAY



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